

Exhibit 1A

DRAFT 2

Urban Holding Language

November 12, 2003

Vancouver Urban Growth Area

The following improvements and conditions must be met prior to, or in conjunction with removal of the Urban Holding zone:

1. Urban Area -East Of Interstate-5, North/Northeast Of The WSU Property North Of Salmon Creek Designated Office Campus On The Comprehensive Plan Map.
 - a. Complete a *Master Plan*.
 - b. Assure level of service standard will be maintained at the I-5/179th Street interchange by financing shore term improvements.
 - c. Assure that appropriate public services support the development of the area, including sewer, water, transportation and fire service.
 - d. Complete a feasibility analysis by WSU and Columbia Economic Development Council.
 - e. Adoption of the University Research Park District.
2. Areas designated Urban Residential on the *Comprehensive Plan Map* are zoned Urban Holding - 10 and those designated industrial are zoned Urban Holding - 20. These areas may develop for more intensive uses through a change in zoning enacted through annexation to the City of Vancouver or consistent with an *Intergovernmental Agreement*, the city's land use plan, that the full urban services can be provided and a covenant relative to annexation is executed if immediate annexation is not geographically feasible. Urban Holding designations cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development.

EXPANDED VANCOUVER URBAN AREAS

1. Area north and east of Hazel Dell, west of N.E. 72nd Avenue.

Areas designated Urban Residential on the Comprehensive Plan are zoned Urban Holding-20 and those designated Industrial, Business Park, Office Campus or Commercial are zoned Urban Holding-40. These areas may develop for more intensive uses through a change in zoning enacted through:

- A. Annexation to the City of Vancouver, if geographically feasible; or
- B. If annexation is not geographically feasible, adoption of a subarea plan by Clark County. The City of Vancouver will be encouraged to participate in the subarea planning process. The subarea plan should include provision for availability of full urban services (schools, fire, police, water, sewer, roads and storm drainage) at the time of the zone change or in conjunction with development of the property, and

2. Area along N.E. 119th Street, east of N.E. 72nd Avenue.

Areas designated Urban Residential on the Comprehensive Plan are zoned Urban Holding-20 and those designated Industrial, Business Park, Office Campus or Commercial are zoned Urban Holding-40. These areas may develop for more intensive uses through a change in zoning enacted through:

- A. Annexation to the City of Vancouver, if geographically feasible; or
- B. If annexation is not geographically feasible, adoption of a subarea plan by Clark County. The City of Vancouver will be encouraged to participate in the subarea planning process. The subarea plan should include provision for availability of full urban services (schools, fire, police, water, sewer, roads and storm drainage) at the time of the zone change or in conjunction with development of the property.
- C. All areas currently outside of a sewer service area should be served by the City of Vancouver.

3. Area located east of N.E. 164th Avenue and in the vicinity of N.E. 192nd Avenue.

Areas designated Urban Residential on the *Comprehensive Plan Map* are zoned Urban Holding - 20 and those designated industrial, business park or commercial are zoned Urban Holding - 40. These areas may develop for more intensive uses through a change in zoning enacted through annexation to the City of Vancouver or consistent with an *Intergovernmental Agreement*, and the city's land use plan, and it is demonstrated that the full urban services can be provided and a covenant relative to provision for future annexation is executed if immediate annexation is not geographically feasible. Urban Holding designations cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development.

It must also be demonstrated that an open space corridor will be maintained between urban areas.

Battle Ground Urban Area

Areas designated Urban Residential on the *Comprehensive Plan Map* are zoned Urban Holding - 10 (Urban Holding-20 in the expanded urban area) and those designated Industrial, Commercial, Office Campus or Business Park are zoned Urban Holding - 20 (Urban Holding-40 in expanded urban area). These areas may develop for more intensive uses through a change in zoning enacted through annexation to the City of Battle Ground or consistent with an *Intergovernmental Agreement*, the city's land use plan, that the full urban services can be provided and provision for future annexation ~~a covenant relative to annexation~~ is executed if immediate annexation is not geographically feasible. Urban Holding designations cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development.

La Center Urban Growth Area

Areas designated Urban Residential on the *Comprehensive Plan Map* are zoned Urban Holding – 10 (Urban Holding-20 in the expanded urban area). These areas may develop for more intensive uses through a change in zoning enacted through annexation to the City of La Center or consistent with an *Intergovernmental Agreement* and the city's land use plan, that the full urban services can be provided and provision for future annexation ~~a covenant relative to annexation~~ is executed if immediate annexation is not geographically feasible. Urban Holding designations cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development.

Ridgefield Urban Growth Area

Areas designated Urban Residential on the *Comprehensive Plan Map* are zoned Urban Holding -10 (Urban Holding-20 in the expanded urban area) and those designated Industrial, Commercial, Office Campus and those designated Business Park are zoned Urban Holding – 20 (Urban Holding-40 in expanded urban area). These areas may develop for more intensive uses through a change in zoning enacted through annexation to the City of Ridgefield or consistent with an *Intergovernmental Agreement* and the city's land use plan, that ~~the~~ full urban services can be provided and provision for future annexation ~~a covenant relative to annexation~~ is executed if immediate annexation is not geographically feasible. Urban Holding designations cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development.

Washougal Urban Growth Area

Areas designated Urban Residential on the *Comprehensive Plan Map* are zoned Urban Holding - 10 (Urban Holding-20 in the expanded urban area) and those designated industrial, commercial, office campus or Business Park are zoned Urban Holding – 20 (Urban Holding-40 in expanded urban area). These areas may develop for more intensive uses through a change in zoning enacted through annexation to the City of Washougal or consistent with an *Intergovernmental Agreement* and the city's land use plan, that the full urban services can be provided and provision for future annexation ~~a covenant relative to annexation~~ is executed if immediate annexation is not geographically feasible. Urban Holding designations cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development.

Camas Urban Growth Area

Areas designated Urban Residential on the *Comprehensive Plan Map* are zoned Urban Holding – 10 (Urban Holding-20 in the expanded urban area) and those designated industrial, commercial, office campus or Business Park are zoned Urban Holding – 20 (Urban Holding-40 in expanded urban area). These areas may develop for more intensive uses through a change in zoning enacted through annexation to the City of Camas or consistent with an *Intergovernmental Agreement* and the city's land use plan, that the full urban services can be provided and provision for future annexation ~~a covenant relative to annexation~~ is executed if immediate annexation is not geographically feasible. Urban Holding designations cannot be removed unless the City assures that public services will be provided prior to, or in conjunction with development. It must be demonstrated that an open space corridor will be maintained between urban areas.

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